



175 Holt Road, Norwich

Minors & Brady

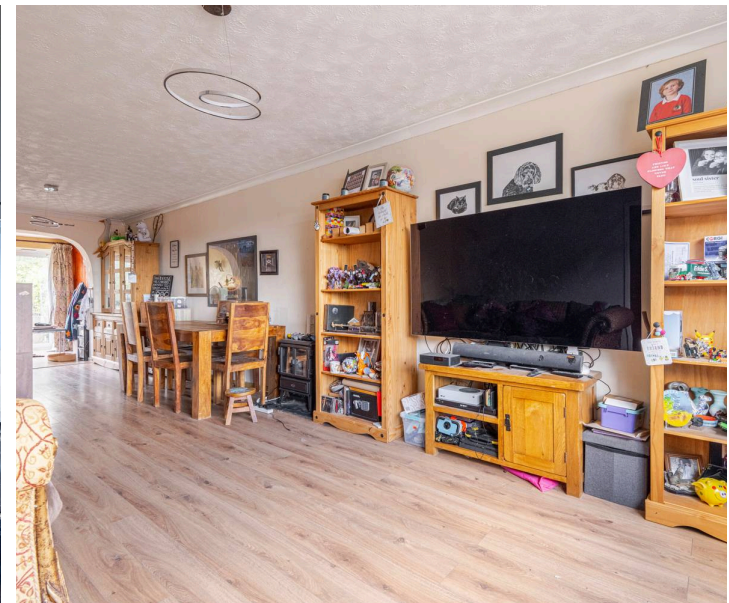


175 Holt Road

Norwich

Situated within the ever-popular suburb of Hellesdon, this spacious three-bedroom semi-detached home offers generous living accommodation, modern updates and excellent outdoor space, making it an ideal choice for first-time buyers, growing families or those looking to upsize.

Having been well maintained by the current owners, the property benefits from a recently installed boiler, replacement windows and doors fitted in 2021, and ample off-road parking for up to six vehicles, combining practicality with comfort in a highly convenient location.

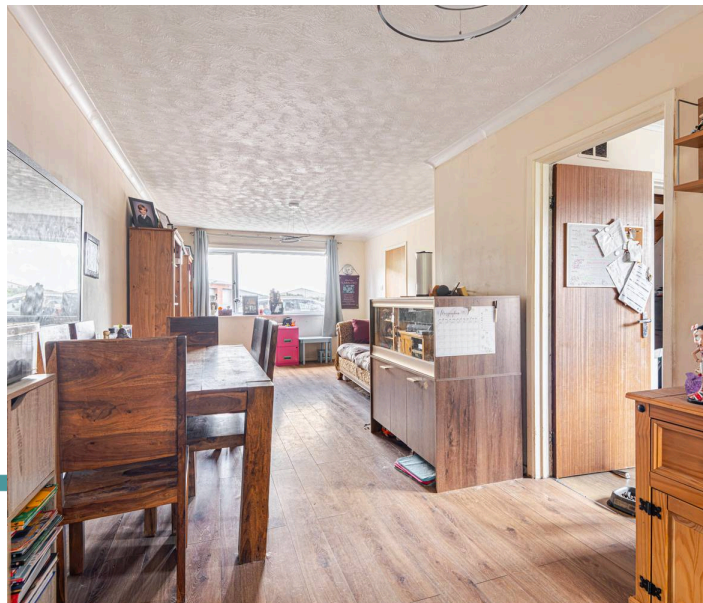


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- Spacious three bedroom semi detached home situated within the popular suburb of Hellesdon, ideal for families and first time buyers
- Spacious open plan lounge and dining room, complemented by an adjoining study with sliding doors opening onto the enclosed rear garden
- Contemporary fitted kitchen featuring integrated appliances, generous worktop space and convenient side access
- Three well proportioned bedrooms served by a modern three piece family bathroom, plus a practical ground floor WC
- Extensive driveway providing ample off road parking for up to 6 cars alongside a detached garage with power and lighting
- Fully enclosed rear garden predominantly laid to lawn with a patio seating area, perfect for entertaining and family enjoyment
- New boiler installed approximately one year ago, complemented by replacement windows and doors fitted in 2021
- Conveniently positioned close to local schools, shops, supermarkets and excellent transport links into Norwich city centre





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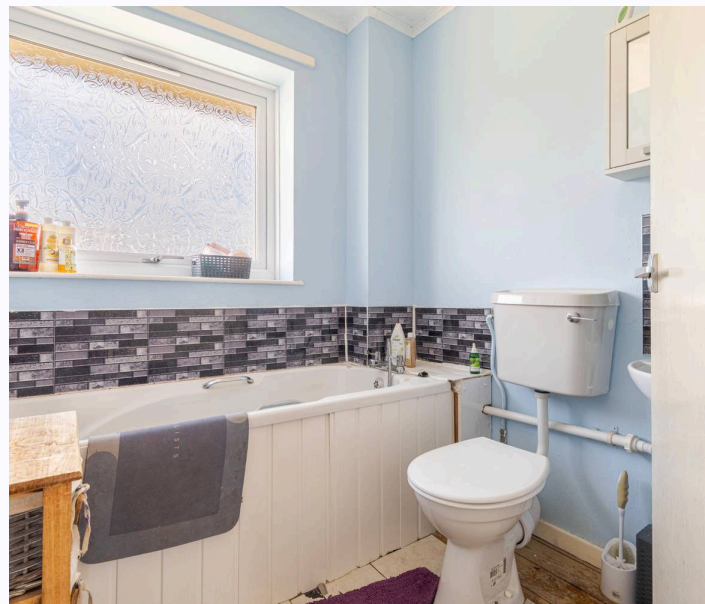
Location

Situated along Holt Road in the popular suburb of Hellesdon, this location offers excellent access to a wide range of everyday amenities and convenient transport links. Hellesdon is well served by supermarkets, local shops, cafés, schools, healthcare facilities, and leisure amenities, while nearby retail parks provide an even greater choice of shopping and dining options. Regular bus services and easy access to the Norwich Ring Road, A140, and Norwich International Airport make travelling around the city and beyond straightforward.

Norwich city centre is just a short distance away, offering an extensive selection of shopping, restaurants, entertainment, and cultural attractions. Residents can also enjoy nearby green spaces including Waterloo Park, Wensum Park, and the Marriott's Way walking and cycling trail, providing excellent opportunities for outdoor recreation while remaining close to the convenience of city living.

Holt Road, Norwich

Stepping inside, the entrance hall provides access to a useful ground floor WC and leads through to the impressive open plan lounge and dining room.



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This bright and versatile living space offers plenty of room for both relaxing and entertaining, while an adjoining study creates the perfect home office, playroom or hobby space, complete with sliding doors opening directly onto the rear garden. The modern fitted kitchen is well equipped with integrated appliances, generous storage and worktop space, while also providing convenient access to the side of the property.

Upstairs, the first floor comprises three well proportioned bedrooms, all served by a contemporary family bathroom fitted with a three piece suite. The layout is perfectly suited to modern family living, offering comfortable accommodation with flexibility for a variety of lifestyles.

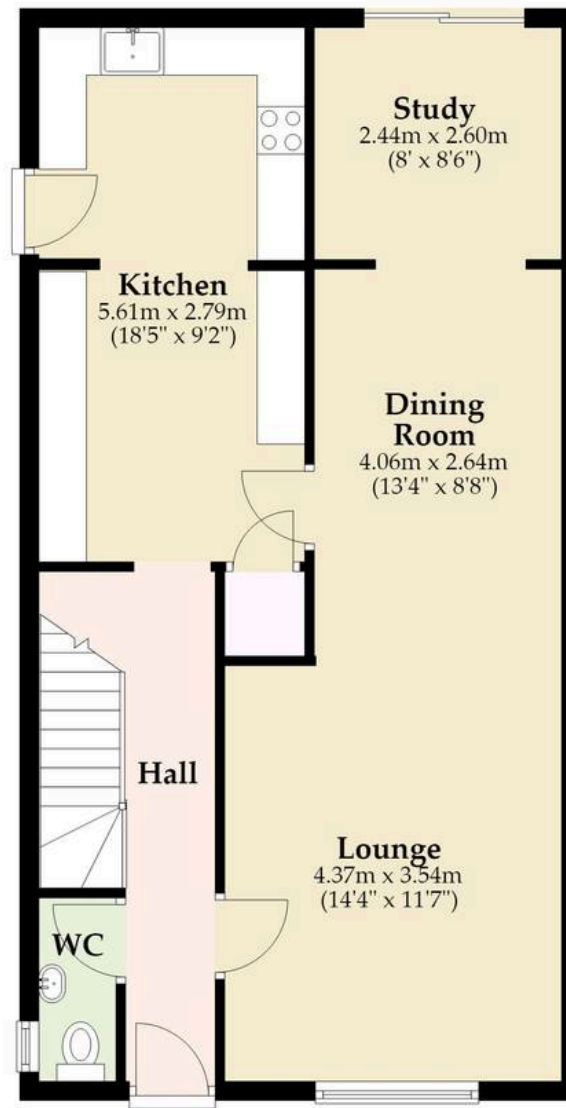
Outside, the property continues to impress with a substantial driveway providing off road parking for up to six vehicles, alongside a detached garage offering additional storage or workshop potential. The enclosed rear garden is predominantly laid to lawn with a patio seating area, creating an excellent space for outdoor dining, entertaining or simply relaxing throughout the warmer months.



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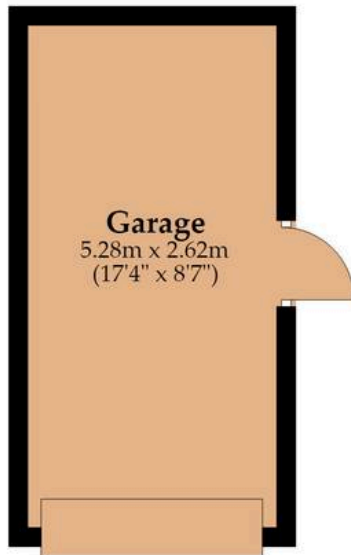
Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



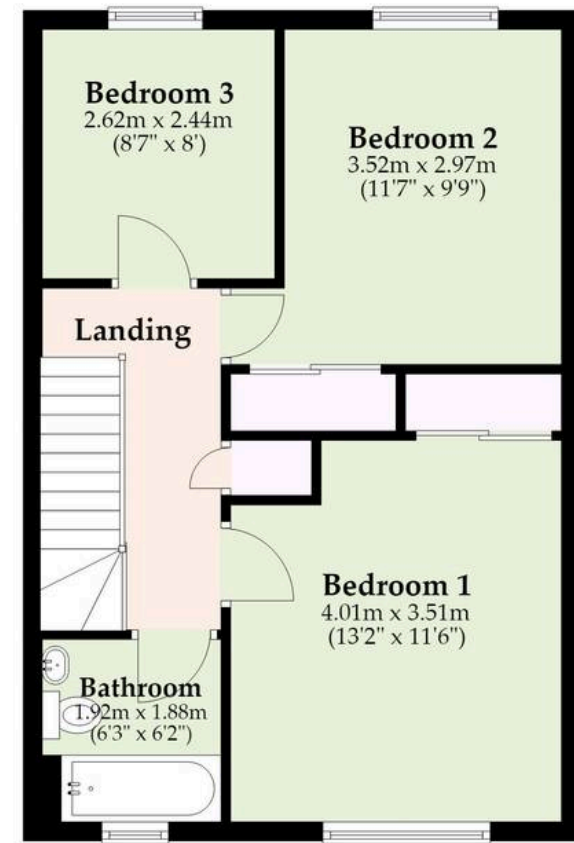
Garage

Approx. 13.8 sq. metres (148.6 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 120.2 sq. metres (1293.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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